

MINUTES

RANDOLPH COUNTY PLANNING BOARD

July 7, 2009

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, July 7, 2009, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Chris McLeod** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: **Chris McLeod**, Chairman, present; **Reid Pell**, Vice Chairman, present; **Larry Brown**, present; **Phil Ridge**, present; **Jim Rains**, absent; **Lynden Craven**, present; **Wayne Joyce**, present; and **Danny Shaw**, Alternate, present, substituting for regular member Rains. **County Attorney Darren Allen** was present for the meeting.
3. **Craven** made the motion, seconded by **Ridge**, to approve the Minutes of the June 2, 2009 Randolph County Planning Board meeting. The motion passed unanimously
4. **SPECIAL USE PERMIT REQUEST:**

Swearing in of the Witnesses - "Do you swear or affirm that the information you are about to give is the truth, the whole truth, and nothing but the truth, so help you God."

Two (2) people took this oath.

DAN ANDERSON, Franklinville, North Carolina, is requesting a Special Use Permit for a Rural Family Occupation to operate a small used car sales lot (maximum display of 4 cars) at his residence located at 4106 NC Hwy 22 North, 7.50 acres, Franklinville Township, Rural Growth Area, Zoning District RA, Sandy Creek Watershed, Tax ID# 7794446958.

Anderson was present for this hearing. Anderson explained that he is a real estate agent and would like to have his dealer's license to sell cars. Anderson explained that he must have a small office and sell at least 4 cars a year to maintain his license. Anderson said that in most cases he would have one or two cars on the property. Anderson said there would be no vehicle repair work performed at this site. **Johnson** asked why there is a for sale sign in front of the residence. **Anderson** said that he has now taken the house off the market. **Johnson** explained that this Special Use Permit would not be moved to another site if he sells the property. **Anderson** said he understood this. When asked, Anderson

said he would not have a sign on the property.

Greg Gartner, 4124 NC Hwy 22 N, said he has lived next to this property for 16 years. Gartner presented the Board with a petition of opposition with signatures from all the neighbors with the exception of Anderson's daughter. Gartner said that the hill in front of this property creates a traffic hazard and this would only increase this problem. Gartner discussed his concerns for the Sandy Creek Watershed with the possibility of fluids from the cars leaking on the property. Gartner said he feels this commercial activity would have a negative impact on their property values in this declining market. Gartner questioned if additional storage would be allowed on the property, and **Johnson** answered it would not be allowed. **Gartner** asked if the Special Use Permit would go with the property or the person requesting the permit. **Johnson** explained that the permit would go with the property, but if Anderson moved from the property his license would be revoked by the State. **Johnson** said if someone else moved to the property they would be allowed to obtain a license through the state.

Anderson said that the hill is in front of Gartner's property, not his property.

McLeod said he felt this request would have a minimal impact to the community. **Johnson** said that if Anderson did anything other than what he has explained to the Board his dealer's license would be revoked.

Brown said that the request could be made without a display lot.

Craven made the motion to **approve** this request for a Special Use Permit. **Joyce** seconded this motion, and the motion passed unanimously.

5. **REQUESTS FOR PROPERTY REZONING:**

A. **GREENTECH RENEWABLE SOLUTIONS, LLC**, Cary, North Carolina, is requesting that 8.25 acres located on US Hwy 220 Bus South (across from Leather Road), Richland Township, be rezoned from RA to RIO-CD. Tax ID# 7664877154. Secondary Growth Area. The Conditional Zoning District would specifically allow the construction and operation of a Solar Field Facility to produce energy as per site plan. Fred & Lois Garner, property owners.

- **Technical Review Committee Recommendation**

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request

be approved.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 1.7 Planning and development decisions should be based on the principal of promoting investment in Randolph County to expand employment opportunities while preserving and improving the quality of life for all county residents

Policy 3.9 Individual rezoning decisions within Rural Growth Areas will depend upon the scale of the development, and the specific nature of the site and its location.

Policy 3.11 New rural industrial development shall be located in areas of the site that would lesson impact to adjoining residential and agricultural lands.

Johnson explained that this is the first request for a Rural Industrial Overlay District. **Johnson** said this is also the first request the County has had for a solar field facility.

Hemant Sura, President, Greentech Renewable Solutions, said they are currently looking for renewable energy in the Country. **Sura** said they have been in the design field for many years. **Sura** said they started this company to provide renewable system technologies. **Sura** said currently there is another field in operation in the Star area. **Sura** said they are working with power companies to buy into the solar fields. **Sura** said they will begin construction as soon as the zoning is approved and should complete the field by the end of the year. **Sura** said the systems are installed 6 ft. deep and extend 4 ft. above ground and require a level site. **Sura** said a transformer will be located on one side of the property for distribution to the utility company. **Sura** said the property will be fenced for security purposes. **Sura** said the fence will be 8 ft. high with security cameras. **Sura** said the door will be gated and locked. **Sura** said they will monitor the system through the life of the system which they project will be 20 to 25 years. **Sura** said if the field is successful, it will create green energy for the state and the country. **Sura** provided the Board with handouts. **Sura** said this will create jobs for the construction and design phases of the project. **Sura** said this will also help the economy in many ways including the purchase of construction materials. **Sura** described the site as a passive site with no employees. **Sura** said they have a power purchase agreement with Randolph Electric (REMC). **Ron Gunnell**, REMC, said that they are required to purchase the power. **Johnson** asked **Sura** if the facility creates any noise, and **Sura** answered no noise, no moving parts. **Sura**

said there is minimal maintenance required to the glass panels. Sura said that each panel will create 180 watts. Sura said that the number of panels were determined by the size of the site. **Johnson** asked if the panels created heat, and **Sura** said that the conductors are only glass but they do get hot. **Allen** asked Sura if he is familiar with any safety concerns with these fields. **Sura** answered no. **Johnson** asked if there were any possibility of a fire hazard. **Sura** said no more than any other substations. **Johnson** asked where the staff comes from to maintain the system, and **Sura** answered from their Cary office. Sura said this will be the third site in the State. There is another solar field facility in Star and one in Hillsboro. **Brown** asked if there were tax incentives to construct these sites, and **Sura** said there are many tax incentives. Sura said this will be the second largest field in the State. Sura said the field is owned like a condo complex with bylaws. Sura said each “condo” tract would be approximately \$120,000. Sura said they have not made this information public at this time.

Ron Gunnell, Manager of Engineering, REMC, said there is another project like this at the Zoo that is smaller. Gunnell said that they are required to purchase so much solar power each year and this amount will increase each year. Gunnell said that this site is close to an existing power line.

There was no one present in opposition to this request.

Brown made the motion, seconded by **Pell**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

- B. **LARRY WILSON**, Asheboro, North Carolina, is requesting that 1.80 acres locate at 6436 US Hwy 64 West, Country Club Acres lots 8-11, Tabernacle Township, be rezoned from RA to HC-CD. Tax ID# 7712237750. Secondary Growth Area. Lake Reese Watershed. The Conditional Zoning District would specifically allow automotive sales, repairs, and part sales as per site plan.

• **Technical Review Committee Recommendation**

The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be **approved**.

Examples of some Growth Management Policies that the Technical Review Committee found supporting this recommendation are:

Policy 4.2 Highway oriented commercial uses should be clustered along

segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.

Policy 4.4 Commercial uses should be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.

Wilson was present for this meeting and explained that he plans to maintain his commercial business at its current level. Wilson said that he is only trying to zone his entire property commercial for his business. Wilson said that he plans to move some of the business back off the highway. Wilson restores cars and has some parts storage on the property for these cars.

There was no one present in opposition to this request.

David Lee Cartrette, 205 Hoover Hill Road, neighbor, said that he didn't have any problem with the request.

Craven made the motion, seconded by **Joyce**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

6. The meeting adjourned at 7:14 pm. There were 10 citizens present for this meeting.

**NORTH CAROLINA
RANDOLPH COUNTY**

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary